



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

**DETERMINATION & CERTIFICATION HEARING  
THURSDAY, NOVEMBER 15, 2012  
COUNCIL CHAMBERS at 6:00 p.m.  
AGENDA**

**All parties wishing to testify must register with the  
BPRC Solicitor before the hearing begins.**

**I. Call to Order**

**6:00p.m.**

**II. Purpose**

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #108-2010 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following nine conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on your property to determine whether it, in fact, meets the definition of blight and can be certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight certification, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the persons affected. If you fail to comply with the BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission and City Council for acquisition of the property through a voluntary sale or the use of the Authority's power of eminent domain.

### **III. Determination Hearing**

- 1. 140 S 8<sup>th</sup> St, Amocetia Beckford, 240 S 6<sup>th</sup> St Reading PA 19602, purchased Aug 2006**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to determine 140 S 8<sup>th</sup> St as a blighted property or to remove it from the target list.

- 2. 313 N 9<sup>th</sup> St, Khoa Tran, owner, 1221 Butler St Reading PA 19601, purchased August 2001**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
7. Due to the findings from City staff, the Chair requests a motion to determine 313 N 9<sup>th</sup> St as a blighted property or to remove it from the target list.

- 3. 722 Chestnut St, Recycled Spaces LLC, PO Box 291 Haverford PA 19041, purchased July 2005**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
8. Due to the findings from City staff, the Chair requests a motion to determine 722 Chestnut St as a blighted property or to remove it from the target list.

#### **IV. Certification Hearing**

**1. 710 Chestnut St, William, Dexter and Anna Miller, owners, 1953 Dorchester Ave, Dorchester MA 02124, no purchase date listed**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
9. Due to the findings from City staff, the Chair requests a motion to certify 710 Chestnut as a blighted property or to remove it from the target list.

**2. 712 Chestnut St., 710 Chestnut St, William, Dexter and Anna Miller, owners, 1953 Dorchester Ave, Dorchester MA 02124, no purchase date listed** 1. Oath to all presenting testimony

- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 712 Chestnut St as a blighted property or to remove it from the target list.

**3. 718 Chestnut St., Richard and Laoma Wagner, owners, 78 Muddy Creek Church Rd, Denver PA 17517 no purchase date listed**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 718 Chestnut St as a blighted property or to remove it from the target list.

**4. 740 Chestnut St, Nicholas Blanck, owner of 94 Mull Ave., Sinking Spring 19608, purchased Jan 2010**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 740 Chestnut St as a blighted property or to remove it from the target list.

**5. 511 Penn St., Lehigh Land Holdings Inc., 3140B W. Tilghman St, Allentown PA, purchased June 2002**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 511 Penn St as a blighted property or to remove it from the target list.

**6. 921 Penn St, THE Realty 38 LLC owner, 645 Penn Street, Reading 19601, purchased March 2012**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 921 Penn St as a blighted property or to remove it from the target list.

**7. 940 Penn St, Double 9 Winoutlet LLC owner, 390 W. Sedgley Ave, Phila. PA 19140, purchased Dec 2011**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 940 Penn St as a blighted property or to remove it from the target list.

**8. 437 S 6<sup>th</sup> St, Neil McClean, owner, PO Box 583 Berwyn PA 19312, no purchase date listed**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 437 S 6<sup>th</sup> St as a blighted property or to remove it from the target list.

**9. 215 S 8<sup>th</sup> St, Maximo Cruz, owner. 15 S 8<sup>th</sup> Street Reading PA 19602, purchased June 2003**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 215 S 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**10. 560 Gordon St, Asghar Kahn, 560 Gordon St, Rdg, 19601, purchased August 2003**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 560 Gordon St as a blighted property or to remove it from the target list.

**11. 324 West Greenwich St, Carlo Fontange, 425 Amherst St East, Orange NJ 07018 purchased June 2005**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 324 Gordon St as a blighted property or to remove it from the target list.

**12. 33 S 2<sup>nd</sup> St, Yeri Martinez, 33 S. 2<sup>nd</sup> St, Reading PA 09602, purchased Sept 2008**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
7. Due to the findings from City staff, the Chair requests a motion to certify 33 S 2<sup>nd</sup> St as a blighted property or to remove it from the target list.

**13. 1349 Locust St, Marcelline Mohamed, PO Box 14601 Reading PA 19612, purchased Feb 1996**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 1349 Locust St as a blighted property or to remove it from the target list.

**14. 331 N 12<sup>th</sup> St, Cheryl Raven, owner, 333 N 12<sup>th</sup> Street Reading PA 19604, purchased July 1998**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 331 N 12<sup>th</sup> St as a blighted property or to remove it from the target list.

**15. 62 S 6<sup>th</sup> St., Marie & Maracia Richard, owner, 1743 Reading Blvd, purchased Jan 2003**

- 1. Oath to all presenting testimony**
- 2. Findings of Fact & Presentation of Evidence – City Staff**
- 3. Testimony from Property Owner (5 minute limitation)**
- 4. Public Comment (5 minute limitation)**
- 5. BPRC Vote and Announcement of Decision**
6. Due to the findings from City staff, the Chair requests a motion to certify 62 S 6<sup>th</sup> St as a blighted property or to remove it from the target list.

**16. 122 N 4<sup>th</sup> St, Amocetia Beckford, 240 S 6<sup>th</sup> St Reading PA 19602, purchased July 2006**

**1. Oath to all presenting testimony**

**2. Findings of Fact & Presentation of Evidence – City Staff**

**3. Testimony from Property Owner (5 minute limitation)**

**4. Public Comment (5 minute limitation)**

**5. BPRC Vote and Announcement of Decision**

6. Due to the findings from City staff, the Chair requests a motion to certify 122 N 4<sup>th</sup> St as a blighted property or to remove it from the target list.

**17. 230 N 4<sup>th</sup> St, Amocetia Beckford, 240 S 6<sup>th</sup> St Reading PA 19602, no purchase date listed**

**1. Oath to all presenting testimony**

**2. Findings of Fact & Presentation of Evidence – City Staff**

**3. Testimony from Property Owner (5 minute limitation)**

**4. Public Comment (5 minute limitation)**

**5. BPRC Vote and Announcement of Decision**

6. Due to the findings from City staff, the Chair requests a motion to certify 230 N 4<sup>th</sup> St as a blighted property or to remove it from the target list.

**18. 140 S 8<sup>th</sup> St, Amocetia Beckford, 240 S 6<sup>th</sup> St Reading PA 19602, purchased Aug 2006**

**1. Oath to all presenting testimony**

**2. Findings of Fact & Presentation of Evidence – City Staff**

**3. Testimony from Property Owner (5 minute limitation)**

**4. Public Comment (5 minute limitation)**

**5. BPRC Vote and Announcement of Decision**

6. Due to the findings from City staff, the Chair requests a motion to certify 140 S. 8<sup>th</sup> St as a blighted property or to remove it from the target list.

**19. 49 S 10<sup>th</sup> St, Amocetia Beckford, 240 S 6<sup>th</sup> St Reading PA 19602, purchased Oct 1993**

**1. Oath to all presenting testimony**

**2. Findings of Fact & Presentation of Evidence – City Staff**

**3. Testimony from Property Owner (5 minute limitation)**

**4. Public Comment (5 minute limitation)**

**5. BPRC Vote and Announcement of Decision**

6. Due to the findings from City staff, the Chair requests a motion to certify 49 S 10<sup>th</sup> St as a blighted property or to remove it from the target list.